

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**February 7, 2013  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: THOR SCORDELIS**

**VICE CHAIR: JOHN HART**

**MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**MINUTES**

[December 20, 2013](#)

**PUBLIC HEARINGS**

1. ARC 08-016, SUN VALLEY APARTMENTS, ARCHITECTURAL REVIEW PERMIT AMENDMENT & TIME EXTENSION, 1382-1400 CONTRA COSTA BOULEVARD (15 Minutes – Continued from January 17, 2013 and December 6, 2012)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider a request for approval of an amendment to Architectural Review Permit No. ARC 08-016 and a 12-month time extension of Architectural Review Permit. The previous approval was for rear parking lot modifications, including grading improvements at the rear of the site for an existing 3.4 acre apartment complex site with 88 units. The request includes amendments to previously approved conditions of approval

(related to parking lot layout) and various other modifications to the approved project plans.  
Assessor Parcel Number: 127-050-069.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously adopted a Mitigated Negative Declaration for this project and the proposed amendment would not require preparation of a subsequent or revised environmental document pursuant to CEQA Guidelines Sections 15162 and 15163.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

## STUDY SESSION

1. PLN 12-0417, SYWEST REDEVELOPMENT – CROSSROADS SHOPPING CENTER (SUBAREA II), 2314-2316 MONUMENT BOULEVARD (40 Minutes) (Study Session held on December 6, 2012)

[Staff Report](#)  
[Attachment A – 1](#)  
[Attachment B – 1 Part 1](#)  
[Attachment B – 1 Part 2](#)  
[Attachments C – 1 to E - 1](#)

Study session to review a proposal for the redevelopment of the southern half of the Crossroads at Pleasant Hill Shopping Center (Subarea II). The project description is as follows:

1. Demolish the existing theater building.
2. Construct a 73,176 square foot two-story retail building, up to 50 feet tall, in place of the theater and renovate the existing 21,788 single-story square foot building, resulting in a total of 94,964 square feet of commercial space.
3. Refurbish the existing parking lot and provide 405 parking spaces in Subarea II.
4. Provide new landscaping throughout the parking lot and shopping center.
5. Provide wall, monument, and pylon (35 feet tall) signage for Subarea II.

The subject site is located at 2314 & 2316 Monument Boulevard, on the southern half of the Crossroads at Pleasant Hill Shopping Center. Assessor Parcel Number's: 148-041-020, 021, & 024. No action on the project will be taken as this item is a study session.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

2. MIXED USE ORDINANCE STUDY SESSION, CITY-WIDE (30 Minutes)

[Staff Report](#)  
[Attachments](#)

Study Session on a proposed Mixed Use Ordinance. The proposed ordinance addresses the City's Housing Element Program 2.3 that provides direction to amend the Zoning Ordinance

to provide standards for including housing in mixed-use development in appropriate locations. No action will be taken on this item

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on February 21, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.